



CITY OF BEAVERTON
Community Development Department
Development Services Division
4755 SW Griffith Drive
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TYPE 2 NOTICE OF PENDING DEVELOPMENT APPLICATION

Date of Notice: July 29, 2004

Case File No./Project Name: LD2004-0022: Borders 3-Lot Partition

Summary of Application: The applicant requests Land Division-Preliminary Fee Ownership Partition approval for the creation of three (3) legal lots of record from one (1) legally recorded parcel. Through the Fee Ownership request, the applicant is requesting to apply the building setback, parking, and landscape requirements to the overall site and not to the individual proposed parcels. The applicant is not proposing any building improvements at this time. The applicant is proposing the removal of two (2) existing parking spaces and associated utility improvements.

Due Date for Written Comments: Friday, August 13, 2004

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2nd Floor, Beaverton City Hall, 4755 SW Griffith Drive by 4:30 p.m. on the due date.

Staff Planner: Liz Jones, Associate Planner **Phone Number:** 503-350-4082

Facilities Review Committee Meeting Date: Wednesday, August 18, 2004

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee then forwards a recommendation to the Director on the development application. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.

Site Description:

Map & Tax Lot Number: 1S1-09AD, Tax Lot's 1200, 1300, 1400, 1401, 1500, 1501, 1502, 1503

Site Address: 12660 SW Walker Road

Cross Street: SW Cedar Hills Boulevard/SW Jenkins Road/SW Walker Road

Zoning: Community Service (CS)

Neighborhood Association Committee: not technically in a NAC, nearest NAC is Central Beaverton

Applicable Development Code Approval Criteria: 40.03 and 40.45.15.C

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.40.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 2 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 300 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.** A public hearing on the application will not be held unless the Director's decision is appealed.